Planning Commission Date: October 22, 2003 Item No. *7

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: New Business Report prepared by: Kim Duncan

Public Hearing: Yes: _____ No: __X__

Notices Mailed On: N/A Published On: N/A Posted On: N/A

TITLE:	**"S" ZONE AMENDMENT NO. P-SA2003-128**
Proposal:	Request to remove nine (9) trees in the Hillside district.
Location:	(APN: 29-03-018)
RECOMMENDATION:	**Approval with conditions**
Applicant:	Frank Houghton, 4791 Pinemont Drive, Campbell, CA 95008
Property Owner:	Same as applicant
Previous Action(s):	Hillside Site & Architectural Approval, Variance No. 428, 'S' Zone Approval
Environmental Info:	EIA's Nos. 233 & 233A
General Plan Designation:	Single-Family Hillside Low Density
Present Zoning:	"R1-H" (Single Family-Hillside)
Existing Land Use:	Vacant land
Agenda Sent To:	Applicant/owner
Attachments:	Plans, letter from applicant dated October 2, 2003, photos, arborist report, Exhibit "B" of Resolution 6066
PJ No.	N/A

BACKGROUND

In 1979, the Planning Commission approved an 'S' Zone application for a single family home in the northwest corner of the subject site. The home was never built and the Site and Architectural approval expired. In 1986, the Planning Commission considered a variance application to allow a single-family residence to encroach into the Crestline Zone of Protection and determined there

was no justification for the variance. In 2000, the City Council approved an application for a new 2,775 square foot single family residence with an 828 square foot garage on the subject site.

Site Description

The project site is a 1.29 acre triangular shaped parcel located within the Hillside Combining District. The southeast portion of the site is bound by Country Club Drive, with the undeveloped Countryside Estates subdivision to the north, Summitpoint to the east, and single-family Hillside homes on the south and west. Currently, the project site is undeveloped and several mature trees and shrubs are located on the southern portion of the site. There is a gully caused by soil erosion from water flow located south of the proposed driveway where several trees and shrubs are growing.

The project site contains eleven (11) ordinance sized trees consisting of one (1) Oak (*Quercus agrifolia*), three (3) Giant Chinkapins (*Quercus muehlenbergii*), two (2) Figs (*Ficus carica*), four (4) Elderberrys (*Sambucus mexicana*), and one (1) Pepper tree (*Schinus anacardiaceae*).

THE APPLICATION

This application is submitted pursuant to Title 11, Chapter 10. Section 42.10 ('S' Zone Applications for Modification or Amendment), Section 45.18 (Grading Requirements), Title 10, Chapter 2, Section 4.02 (Permit Required for Removal), and Section 7.01 (Existing Trees Protected) of the Milpitas Municipal Code.

According to the Municipal Code, protected trees are defined as any tree with a trunk circumference of thirty-seven (37") inches or greater (Section 7.01-Existing Trees Protected). In addition, any tree in the hillside with a trunk diameter of six (6") inches or greater requires Planning Commission approval prior to removal (Chapter 10, Section 45.18-3).

PROJECT DESCRIPTION

The property owner/applicant is requesting approval to remove three (3) protected trees and six (6) trees with a diameter greater than six (6") inches in the Hillside zoning district. As stated in the applicant's letter of request, the City granted the applicant building permits for the construction of a one (1) story single-family residence on the site. The applicant subsequently submitted plans to the building division for a grading permit revision to install a storm drain and outfall that indicated the removal of the trees. The nine (9) trees proposed for removal include one Oak (Tree #1), two (2) Figs (Tree #4 & 5), two (2) Giant Chinkapins (Tree #6 & 7) and four (4) Elderberrys (Tree # 8, 9, 10, & 11). The two (2) Giant Chinkapins and one (1) Fig tree (Tree #5) are located where the approved driveway will be installed. The one Oak tree, four (4) Elderberrys and remaining Fig tree are located below the driveway in an existing erosion-induced gully where the proposed drain and outfall will be installed. The applicant will replace any trees approved for removal at a five to one (5:1) tree-replacement planting ratio as specified in Section 45.18 (Grading Requirements) of the zoning ordinance.

ISSUES

Conformance with the General Plan and Zoning Ordinance

The proposed project complies with the City's General Plan Implementing Policy 2.aI-18; which requires development to be in keeping with the natural character of the hillside and that views are protected. The proposed project will remove nine (9) trees on the parcel, however replacement trees will be planted at a five to one (5:1) replacement ratio on the site and native, indigenous species will be used.

The purpose of the Hillside Combining District is to promote and encourage the orderly development of the hillside area by the application of requirements established to address problems associated with development, including, but not limited to geologic problems, slope, safe access and visibility. In addition, the Hillside District Grading Requirements (Section 45.18-3) requires hillside tree replacement planting at a ratio of five (5) to one (1). The proposed project complies with the City's Zoning Ordinance in terms of visibility and replacement in that any trees removed will be replaced at a ratio of five to one (5:1).

Tree Removal

On October 8, 2003, at the request of staff, the City Arborist inspected all on-site trees to evaluate their conditions. He determined that three (3) trees meet the requirements of "protected" in accordance with Section 7.01 of the Milpitas Municipal Code, and six (6) trees have a trunk diameter greater than six (6). The following observations were made by the City arborist of the nine (9) trees proposed for removal:

Trees Proposed for Removal

Tree #	Type	DBH (inches)	Dead Wood	Weak Attachments	Decay
1	Oak	24*		X	
4	Fig-multi-plant	6			
5	Fig-multi-plant	6			
6	G. Chinkapin	32*	X		X
7	G. Chinkapin	28.5*			X
8	Elderberry	8	X		X
9	Elderberry	7	X		X
10	Elderberry	7	X		X
11	Elderberry	7	X		X

*=Protected per MMC (2-7.01)

#7

The two (2) Giant Chinkapin trees (Tree # 6 & 7) proposed for removal range from 28" to 32" in diameter. It was determined by the City Arborist that both trees display signs of decay and dead wood. In addition, staff noted that both trees have sustained a fair amount of damage from recent on-site grading. According to the City Arborist, both Giant Chinkapin trees were likely "volunteer" trees and not planted/nurtured to be specimen trees.

The two (2) Fig trees proposed for removal are multi-plant specimens with diameters of 6". According to the arborist, the figs appear to be in good condition and naturalized in their environment. However, fig trees are native to western Asia and the Mediterranean and not indigenous to the eastern foothills.

The four (4) Elderberry trees (Tree # 8, 9, 10, & 11) proposed for removal range from 7" to 8" in diameter and are in moderate health. However, according to the City Arborist, they exhibit signs of decay and dead wood.

The one (1) Oak (Tree #1) proposed for removal has a 24" diameter trunk and is located at the toe of the gully. While the Oak is growing out of the side of the gully and has a dual trunk, the applicant has expressed an interest in retaining the oak on site. However, according to the City Arborist, the Oak has more upright and vertical branches, creating acute angles of attachment, which increases the weight of stress at the crotch or branch attachment. In addition, the City Arborist indicated that any construction in the immediate vicinity of the tree could weaken the tree further. The applicant intends to keep the Oak on site, however is including the Oak in this tree removal application in the event the tree needs to be removed.

Tree Replacement

The applicant is proposing to replace any tree removed from the project site at a five to one (5:1) ratio in accordance with the Hillside District Grading Requirements (Section 45.18-3). In addition, the applicant will select replacement tree species using the City's recommended Hillside tree planting species list from the City's Hillside Landscaping Water Conservation Policy, Exhibit "B" (Resolution 6066). Staff recommends, as a condition of approval, replacement trees be a minimum 24" box size.

Community Impact

It is anticipated that the removal of the one (1) Oak, two (2) Giant Chinkapins, and two (2) Fig and four (4) Elderberry trees will not create any unreasonable interference with views and privacy, because tree replacement at a five to one (5:1) ratio will beautify the approved future development of the site and have a positive affect on hillside views and privacy.

Conformance with CEQA

The proposed project is categorically exempt from further environmental review pursuant to Class 4, Section 15304 ("Minor Alterations to Land") of the California Environmental Quality Act (CEQA) Guidelines.

#7

RECOMMENDATION

Approve "S" Zone Amendment No. P-SA2003-138 based on the Findings and Special Conditions listed below:

FINDINGS

1. As conditioned, the proposed project is consistent with the City's General Plan Implementing Policy 2.aI-18; which requires development to be in "keeping with the natural character of the hillside and that views are protected".
   - The quantity of replacement trees and use of indigenous species is in keeping with the natural landscape and will protect views from the valley floor and hillside.
2. The project is consistent with the City's Zoning Ordinance in terms of avoiding unreasonable interference with views, privacy and preserving the natural landscape
   - The planting of replacement trees at a high ratio and with indigenous species will enhance the privacy of the property owner, protect views from the valley floor and hillside, and preserve the natural landscape of the parcel.
3. As conditioned, the layout of the site and design of future landscaping will be compatible and aesthetically harmonious because:
   - The use of indigenous tree species will aesthetically enhance the natural landscape.
4. This project is categorically exempt from further environmental review pursuant to Class 4, Section 15304 (Minor Alterations to Land) of the California Environmental Quality Act (CEQA) Guidelines.

SPECIAL CONDITIONS

1. The approval of 'S' Zone Amendment No. P-SA2003-128 is for the removal of one (1) Oak, two (2) Giant Chinkapin, two (2) Fig, and four (4) Elderberry trees as indicated on Sheet 1 of the approved plans, dated October 22, 2003. This approval is also for the installation of forty-five (45) 24" box replacement indigenous trees. (P)
2. Prior to the removal of any tree, the one (1) oak tree shall be tagged with an identification number corresponding to the plans and to the satisfaction of the City Arborist. (P)
3. Prior to the building permit final, the applicant shall provide to city staff a revised landscaping plan showing proposed tree location, species type, box size and proposed irrigation to the approval of the Planning Division. (P)
4. The project shall be conducted in compliance with all appropriate local, state and federal laws and regulations. (P)

(P) = Planning Division (408) 586-3273

To: City of Milpitas, planning division
From: Frank Houghton
Date: 10/2/2003

Subject: Removal of five trees at 1485 Country Club Ln., Milpitas CA.

The City of Milpitas, CA has granted me a building permit #B-BP2002-64 for a signal family home at 1485 Country Club Ln. The construction of this house, driveway and storm drain requires me to remove nine existing trees. These trees are directly in the path of this approved construction (see grading plan enclosed). I would like to ask your permission to remove these trees as soon as possible, so that I can proceed with my approved house construction. I understand that I will be required to replace these trees after the house construction is complete, and landscaping begins.

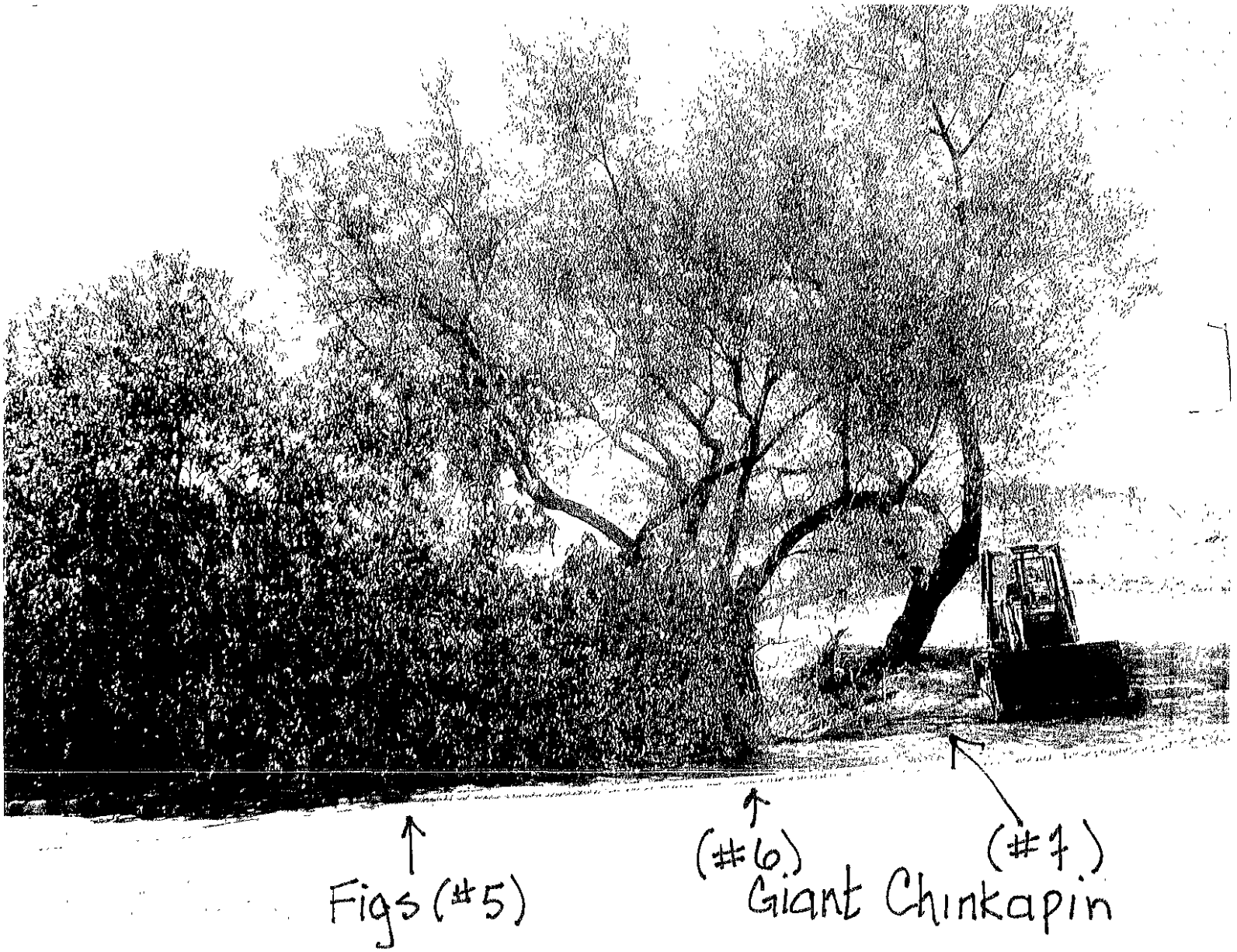
Thank you.

Frank Houghton
Owner

2003 STREET TREE INSPECTION

ADDRESS	TREE #	TYPE	AGE	CBH	DBH	HEIGHT	CANOPY		STRUCTURE						ROOTS				MAINT.	
							HEIGHT	WIDTH	Poor architecture	Overgrown canopy	Dead wood	Cracks	Weak attachments	Decay	Surface	Growing space	Girding	Property damage	type	year
1485 Country Club	1	OAK			24	25	20	25					X							
	4	Fig			6		20	20												
	5	Fig			6	20	20	20												
	6	G. Chinkapin			32	30	25	40			Y			X						
	7	G. Chinkapin			28.5	40	35	35						X						
	8	Elder Berry			8	20	15	15			Y			X						
	9	" "			7	15	10	12			Y			X						
	10	" "			7	15	10	10			Y			X						
	11	" "			7	15	10	12			Y			X						

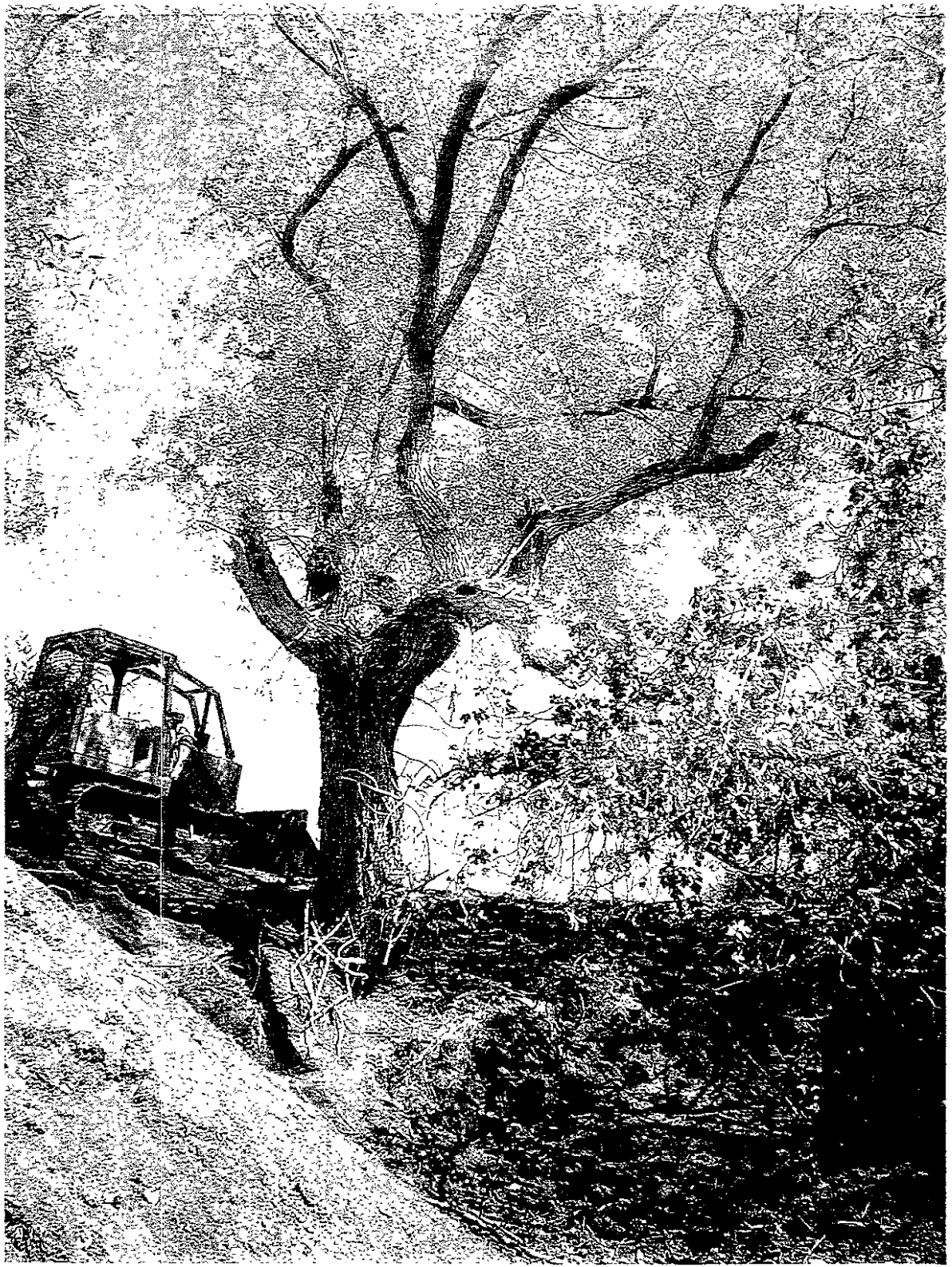
INSPECTOR: MC PAGE ____ OF ____ DATE: 10-9-03



1485 Country Club Dr.

#6

Giant Chinkapin #7



Giant
Chinkapin
(#6)

Figs (#5)

Oak (#1)

Oak in gully
(#1)

EXHIBIT "B"

TREES

Acacia baileyana	Bailey Acacia
Aesculus californica	California Buckeye
Agonis flexuosa	Peppermint Tree or Australian Willow Myrtle
Carpinus betulus 'Fastigiata'	European Hornbeam
Casuarina cunninghamiana	River She-Oak
stricta	Mountain or Drooping She-Oak or Coast Beefwood
Cedrus atlantica	Atlas Cedar
deodara	Deodar Cedar
Celtis australis	European Hackberry
sinensis	Chinese Hackberry
Ceratonia siliqua	Carob or St. John's Bread
Cercis canadensis	Eastern Redbud
Crataegus phaenopyrum	Washington Thorn
Eriobotrya deflexa	Bronze Loquat
japonica	Loquat
Fraxinus americana	White Ash
oxycarpa 'Raywood'	Raywood Ash
uhdei	Evergreen Ash
Geijera parviflora	Australian Willow or Wilga
Ginko biloba	Maidenhair Tree
Juglans nigra	Black Walnut
Koelreuteria henryi bipinnata	Chinese Flame Tree
paniculata	Goldenrain Tree
Lagerstroemia indica	Crape Myrtle
Laurus 'Saratoga'	Hybrid Laurel
Malus 'Robinson'	Robinson Crabapple
Melaleuca linariifolia	Flaxleaf Paperbark Tree
styphelioides	Prickly Melaleuca
quinquenervia	Cajeput Tree
Metrosideros excelsa	New Zealand Christmas Tree or Pohutukawa
Olea europa	European Olive
Parkinsonia aculeata	Jerusalem Thorn or Mexican Palo Verde
Pistacia chinensis	Chinese Pistache
Pittosporum undulatum	Victorian Box
Platanus acerifolia	London Plane Tree
Podocarpus gracilior	Fern Pine
Populus fremontii 'Nevada'	Nevada Male Cottonwood
Prunus cerasifera cultivars	Purple-Leaf Plum
Pyrus calleryana cultivars	Flowering Pear
Quercus agrifolia	Coast Live Oak
ilex	Holly Oak or Holm Oak
lobata	Valley Oak or California White Oak
suber	Cork Oak
Rhus lancea	African Sumac
Robinia ambiqua 'Idahoensis'	Idaho Locust or Idaho Pink
Sapium sebiferum	Chinese Tallow Tree
Schinus terebinthifolius	Brazilian Pepper
Sequoia sempervirens	Coast Redwood
Sophora japonica	Chinese Scholar Tree or Japanese Pagoda Tree

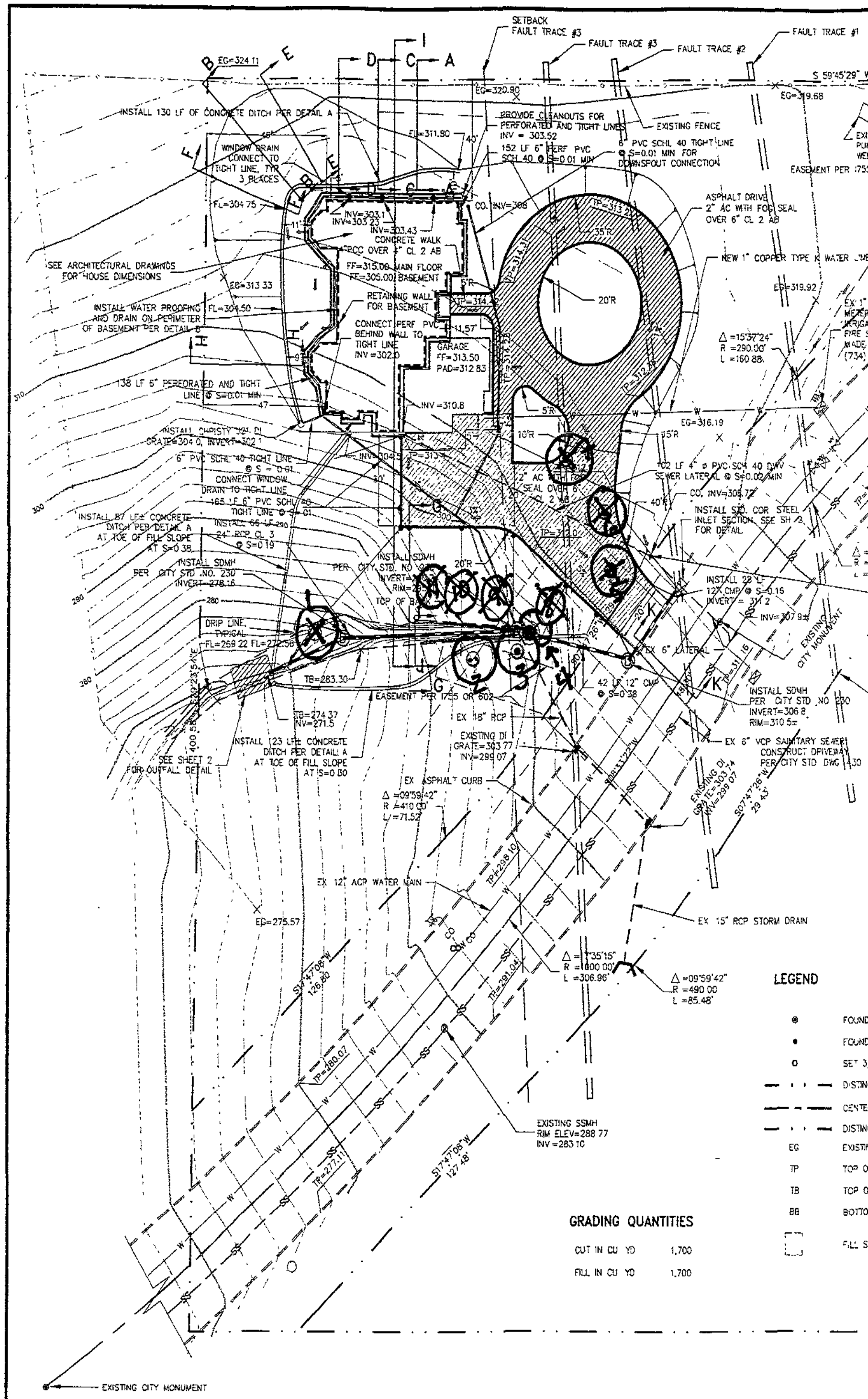
TALL SHRUBS

Abelia grandiflora	Glossy Abelia
Hibiscus huegelii	Blue Hibiscus
Arbutus unedo	Strawberry Tree
Berberis darwinii	Darwin's Barberry
thunbergii	Japanese Barberry
Buddleia davidii	Butterfly Bush
Callistemon citrinus	Lemon Bottlebrush
Carpenteria californica	Bush Anesome
Ceanothus 'Concha'	Concha Ceanothus
'Frosty Blue'	Frosty Blue Ceanothus
thyrsiflorus 'Skylark'	Blue Blossom

Cercis occidentalis	Western Redbud
Chaenomeles cultivars	Flowering Qunice
Cistus hybridus	White Rockrose
ladaniferus	Crimson Spot Rockrose
purpureus	Orchid Spot Rockrose
Cotnius coggygria	Smokebush
Cotoneaster lactea	Red Clusterberry
Elaeagnus pungens	Silverberry or Thorny Elaeagnus
Eriogonum arborescens	Santa Cruz Island Buckwheat
giganteum	St. Catherine's Lace
Escallonia 'Fradesi'	Frade's Escallonia
Euonymus japonica	Evergreen Euonymus
Euryops pectinatus	Golden Shrub Daisy
Feijoa sellowiana	Pineapple Guava
Forsythia intermedia 'Lynwood Gold'	Border Forsythia
Fremontodendron hybrids	Flannel Bush
Garrya elliptica	Coast Silktassel
Genista lydia	Broom
Grevillea rosmarinifolia	Rosemary Grevillea
Heteromeles arbutifolia	Toyon or Christmas Berry or California Holly
Ilex aquifolium	English Holly or Christmas Holly
cornuta 'Burfordii'	Burford Holly or Chinese Holly
Juniperus chinensis 'Torulosa'	Hollywood Juniper
'Mint Julep'	Mint Julep Juniper
Leonotis leonurus	Lion's Tail
Leptospermum laevigatum	Australian Tea Tree
scoparium cultivars	New Zealand Tea Tree or Manuka
Ligustrum japonicum	Japanese Privet or Waxleaf Privet
ovalifolium	California Privet
Mahonia aquifolium	Oregon Grape
pinnata	California Holly Grape
Myrica californica	Pacific Wax Myrtle
Myrsine africana	African Boxwood
Nandina domestica	Heavenly Bamboo or Sacred Bamboo
Nerium oleander	Oleander
Osmanthus fragrans	Sweet Olive
Philadelphus virginalis	Mock Orange
Phlomas fruticosa	Jerusalem Sage
Phormium tenax	New Zealand Flax
Photina fraseri	Photina
serrulata	Chinese Photina
Pittosporum eugenioides	Pittosporum
tenuifolium	Pittosporum
Plumbago surioulata	Cape Plumbago
Podocarpus macrophyllus	Yew Pine
Prunus caroliniana	Carolina Laurel Cherry
illicifolia	Hollyleaf Cherry
lyonii	Catalina Cherry
lusitanica	Portugal Laurel
Punica granatum 'Wonderful'	Pomegranate
Raphiolepis indica	India Hawthorn
umbellata	Yeddo Hawthorn
Rhamnus californica	Coffeeberry
Rhus integrifolia	Lemonade Berry
Ribes sanguineum	Red Flowering Currant or Pink Winter Currant
speciosum	Fuchsia-Flowering Gooseberry
Sarcococca ruscifolia	Fragrant Sarcococca
Syringa vulgaris	Common Lilac
Tecomaria capensis	Cape Honeysuckle
Viburnum suspensum	Sandankwa Viburnum
tinus	Laurustinus
Xylosma congestum	Shiny Xylosma

SHORT SHRUBS

Buxus microphylla japonica	Japanese Boxwood
Correa 'Carmine Bells'	Australian Fuchsia

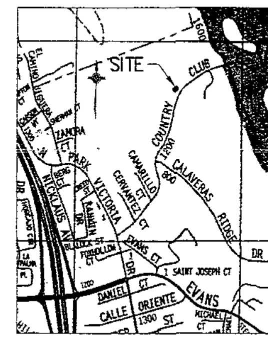


SCALE: 1" = 20'

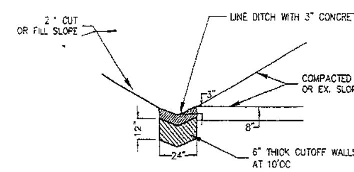
TREE LEGEND

NUMBER	TRUNK DIAMETER	SPECIES
1	24"	OAK
2	12" DUAL TRUNK	PEPPER
3	12" DUAL TRUNK	GIANT CHINKAPIN
4	6"	FIG
5	6" MULTI TRUNK	FIG
6	30"	GIANT CHINKAPIN

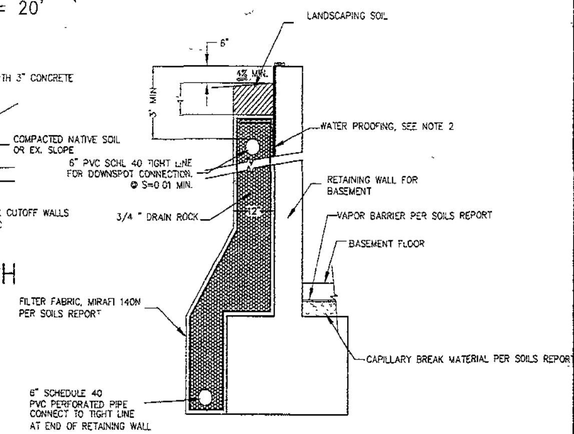
TREE TO BE REMOVED



VICINITY MAP



DETAIL A
CONCRETE DITCH



DETAIL B
DRAINAGE FOR BASEMENT

LEGEND

Symbol	Description
⊛	FOUND EXISTING CITY MONUMENT
•	FOUND NAIL
o	SET 3/4" IRON PIPE TAGGED RCE 20597
— · · —	DISTINCTIVE BORDER LINE
— - —	CENTERLINE OF ROAD
— · · —	DISTINCTIVE BORDER LINE
EG	EXISTING GRADE
TP	TOP OF PAVEMENT ELEVATION
TB	TOP OF BANK ELEVATION
BB	BOTTOM BANK ELEVATION
⬚	FILL SECTION

GRADING QUANTITIES

CUT IN CU YD	1,700
FILL IN CU YD	1,700

NOTES

1 PROVIDE DRAIN ROCK, FILTER FABRIC AND 5" SCHL 40 PVC PERFORATED PIPE PER DETAIL C ON THE OUTER PERIMETER OF THE RETAINING WALL FOR THE BASEMENT DRAIN AT MINIMUM SLOPE OF 1% TO DAYLIGHT.

2 EXTERIOR SURFACE OF RETAINING WALL FOR THE BASEMENT TO BE COATED WITH THREE LAYERS OF TAR AND FELT OR WITH AN EQUIVALENT COATING FOR WATER PROOFING

3 FLOOR OF BASEMENT TO BE PLACED ON VAPOR BARRIER LAYER OF SAND AND CAPILLARY BREAK MATERIAL PER SOILS REPORT

4 ALL GRADING SHALL BE DONE PER THE SOILS REPORT PREPARED BY GEOFORENSICS, INC DATED FEBRUARY 5, 2000 (FILE 99126)

5. PUBLIC WORKS ENCROACHMENT PERMIT AND FEE WILL BE REQUIRED FOR UTILITY CONNECTIONS SUBMIT 4 SETS OF THE APPROVED UTILITY CONNECTIONS PLANS, ENCROACHMENT APPLICATION, CONTRACTOR'S LICENSE, BUSINESS LICENSE, AND INSURANCE INFORMATION FOR PROCESSING.

6 BLANKET ROLL SHALL BE PLACED ON ANY EXPOSED DIRT AS EROSION CONTROL

JOBS\HOUGHTON-HOUGH-GRD

*7

REVISIONS	BY
11-17-00	
4-10-01	
7-10-01	
9-17-01	
8-12-03	
8-29-03	
9-25-03	

CIVIL ENGINEERING
SURVEYING
CONSTRUCTION
(408) 257-6452
NELSEN ENGINEERING
CUPERTINO, CA.

GRADING PLAN
LANDS OF HOUGHTON
MILPITAS, CALIFORNIA

Date APRIL 2000
Scale 1"=20'
Drawn CAD
Job
Sheet 1
of 2 Sheets

N

PLANT IDENTIFICATION INDEX

PLANT NAME	SIZE	QUANITY
1. CUPRESSUS LEYLANDI (12'O.C.) LEYLANDI CYPRESS	15gc	42
2. QUERCUS OAK	5gc	1
3 LIQUIDAMBAR PALO ALTO	5gc	6
4 MALUS BECHTEL	5gc	4
5. ULMUS DRAKE	5gc	6
6 *PODOCARPUS GRACILIOR*	5gc	5
7 RAPHIOLEPIS PINK LADY	5gc	12
8 CHOISYA TERNATA	5gc	6
9. RAPHIOLEPIS BALLARINA	5gc	8
10 PRUNUS CAROLINIANA	5gc	6
11. BLUE SOLANUM STD.	5gc	2
12. VIBURNUM SUSPENSUM	5gc	6
13 LEPTOSPERMUM PINK	5gc	5
14 DWF. JAPANESE MAPLE	15gc	2
15 ASPECIA	FLAT	10
16. ANISONTEA	5gc	6
17. PHOTINIA FRASERI	5gc	9
18. PHILODENDRON SELLOWEN	5gc	1
19. CAMELLIA SASANQUA	5gc	2
20 OSMANTHUS FRAGRANS	5gc	4
MISCELLANEOUS		
CEANOTHUS HORZONTALIS	5gc	100
ULMUS 'DRAKE'	5gc	6
LIQUIDAMBAR 'PALO ALTO'	5gc	4
MALUS BECHTEL	5gc	12
MALUS FLORIBUNDA	5gc	12
PYRUS KAWAKAMI	5gc	12
XYLOSMA COMPACTA	5gc	12
NANDINA COMPACTA	5gc	12
MAYTENUS BOARIA	5gc	6
BACCHARIS	FLAT	60
FREMONTIA MEXICANA	5gc	4
ARCTOSTAPHALOS	1gc	500
URVA URSI @ 6'OC		

LANDSCAPE PLAN CALCULATIONS

ALLOWED - 58% LAWN = 3800 SQUARE FEET TOTAL

BACK OF HOUSE - 75 x 16 = 1200
LEFT SIDE HOUSE - 150 x 10 =1500
LEFT FRONT YARD - 15 x 30 = 450
RIGHT CENTER OF DRIVEWAY - 20 x 25 = 500
RIGHT SIDE HOUSE - 6 x 25 =150

TOTAL = 3800 SQUARE FEET

ALLOWED - 42% TREE & SHRUBS = 6104 SQUARE FEET TOTAL

ALONG ROAD - 200 x 10 = 2000
ALONG DRIVEWAY - 6 x 6 x 3 = 108
TWO TREES 10 x 10 x 2 = 200
BACK YARD TREES - 10 x 10 = 100
HILL GROUND COVER - 80 x 30 = 2400
CENTER OF DRIVEWAY - ((20)(20)-(5)(5))x PI = 1100

TOTAL = 5910 SQUARE FEET

IRRIGATION LAYOUT

KEY	SYSTEM
DS	*Drip System*
⑥	500 Groundcover plants shrub & Tree Plantings
BH	Bubble Head
③	Shade area plantings
4	
FH	Full Head
②	Lawn Area
1/2 Head	
②	Lawn Area
5	

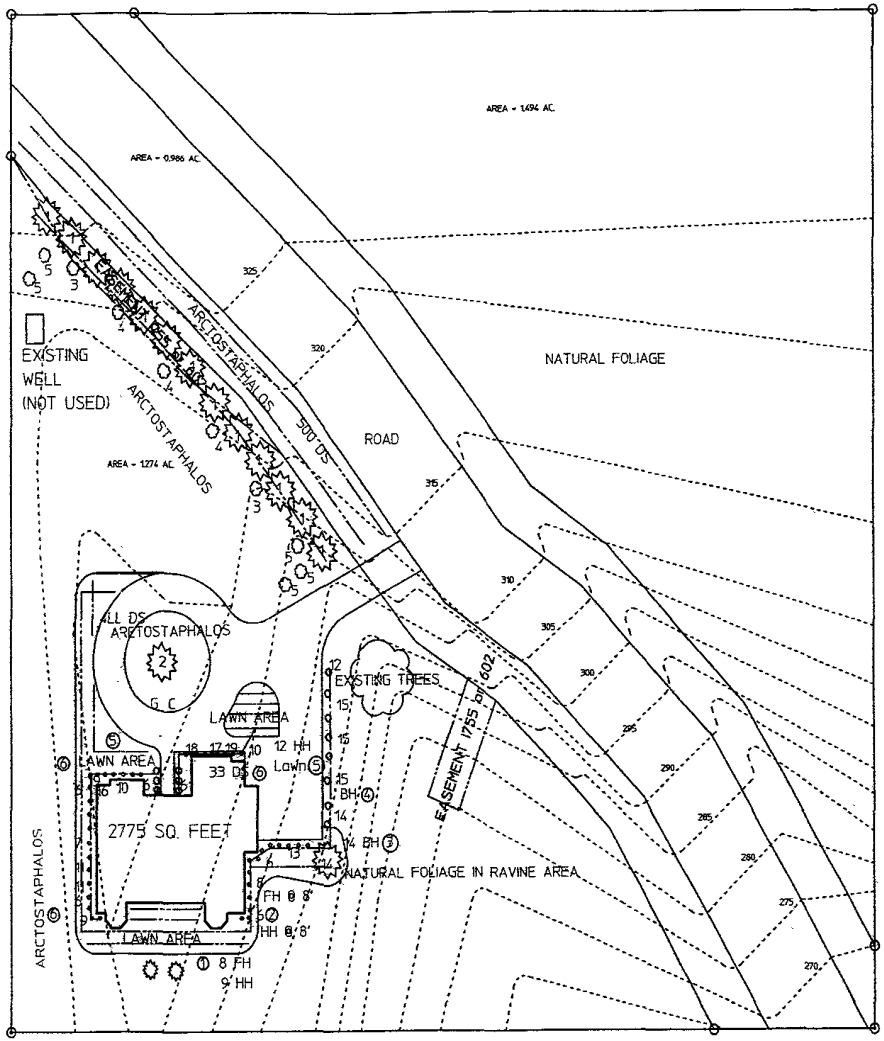
INDEX

OC = on center
gc = gallon size

LEGEND

① TREE

② SHRUBS



by:
Jac Rixon
2935 Driftwood Dr.
San Jose, CA 95128
(408) 866-5002

A RESIDENCE FOR
FRANK & JOYCE HOUGHTON
MILPITAS, CALIFORNIA

TITLE: LANDSCAPING PLAN

DATE: 8/16/99
DRAWN BY: JAC
SCALE: 1 INCH = 25 FOOT
PLAN NUMBER: 2580
SHEET: OF